

## Fill in this information to identify the case:

Debtor 1 Reginald E. Boggs

Debtor 2 Alycia W. Boggs  
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio  
(State)

Case number 1:17-bk-13477

## Official Form 410S1

## Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: U.S. Bank Trust National Association as Trustee of the Cabana Series IV Trust

Court claim no. (if known): 20-3

Last 4 digits of any number you use to identify the debtor's account: 5389

Date of payment change:  
Must be at least 21 days after date of this notice 08 / 01 / 2020

New total payment: \$ 670.34  
Principal, interest, and escrow, if any

## Part 1: Escrow Account Payment Adjustment

## 1. Will there be a change in the debtor's escrow account payment?

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 336.07

New escrow payment: \$ 323.95

## Part 2: Mortgage Payment Adjustment

## 2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

## Part 3: Other Payment Change

## 3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

Debtor 1 Reginald E. Boggs  
First Name Middle Name Last Name

Case number (if known) 1:17-bk-13477

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/ Michelle Ghidotti  
Signature

Date 07 / 07 / 2020

Print: Michelle Ghidotti  
First Name Middle Name Last Name

Title AUTHORIZED AGENT

Company Ghidotti Berger, LLP

Address 1920 Old Tustin Ave  
Number Street  
Santa Ana, CA 92705  
City State ZIP Code

Contact phone (949 ) 427 - 2010

Email mghidotti@ghidottiberger.com

SIN Servicing Corporation

Final

323 FIFTH STREET

EUREKA, CA 95501

For Inquiries: (800) 603-0836

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: June 12, 2020

REGINALD E BOGGS  
 ALYCIA W BOGGS  
 7326 PARKDALE  
 CINCINNATI OH 45237

Loan: [REDACTED]

Property Address:  
 4567 PADDOCK ROAD  
 CINCINNATI, OH 45229

### Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Oct 2019 to July 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Aug 01, 2020:
Principal & Interest Pmt:	346.39	346.39
Escrow Payment:	336.07	323.95
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$682.46	\$670.34

Escrow Balance Calculation	
Due Date:	Jun 01, 2020
Escrow Balance:	0.00
Anticipated Pmts to Escrow:	672.14
Anticipated Pmts from Escrow (-):	1,338.19
Anticipated Escrow Balance:	(\$666.05)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	0.00
Oct 2019		724.70		*		0.00	724.70
Oct 2019				3,873.87	*	0.00	(3,149.17)
Nov 2019		362.35		*		0.00	(2,786.82)
Nov 2019		362.35		*		0.00	(2,424.47)
Dec 2019		362.35		*		0.00	(2,062.12)
Jan 2020				1,349.18	* County Tax	0.00	(3,411.30)
Feb 2020		680.73		*		0.00	(2,730.57)
Mar 2020		336.07		*		0.00	(2,394.50)
Mar 2020				1,200.00	* Homeowners Policy	0.00	(3,594.50)
Apr 2020		336.07		*		0.00	(3,258.43)
May 2020		336.07		*		0.00	(2,922.36)
Jun 2020		(336.07)		*		0.00	(3,258.43)
Jun 2020		3,258.43		*	Escrow Only Payment	0.00	0.00
					Anticipated Transactions	0.00	0.00
Jun 2020		336.07		1,338.19	County Tax		(1,002.12)
Jul 2020		336.07					(666.05)
	\$0.00	\$7,095.19	\$0.00	\$7,761.24			

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are

silent on this issue.

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: June 12, 2020

REGINALD E BOGGS

Loan: XXXXXXXXXX

**Annual Escrow Account Disclosure Statement**  
**Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(666.05)	971.82
Aug 2020	323.95			(342.10)	1,295.77
Sep 2020	323.95			(18.15)	1,619.72
Oct 2020	323.95			305.80	1,943.67
Nov 2020	323.95			629.75	2,267.62
Dec 2020	323.95			953.70	2,591.57
Jan 2021	323.95	1,349.18	County Tax	(71.53)	1,566.34
Feb 2021	323.95			252.42	1,890.29
Mar 2021	323.95			576.37	2,214.24
Apr 2021	323.95	1,200.00	Homeowners Policy	(299.68)	1,338.19
May 2021	323.95			24.27	1,662.14
Jun 2021	323.95	1,338.19	County Tax	(989.97)	647.90
Jul 2021	323.95			(666.02)	971.85
	<u>\$3,887.40</u>	<u>\$3,887.37</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 647.90. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 647.90 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (666.05). Your starting balance (escrow balance required) according to this analysis should be \$971.82. This means you have a shortage of 1,637.87. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 3,887.37. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation		Document	Page 6 of 7
Unadjusted Escrow Payment	323.95		
Surplus Amount:	0.00		
Shortage Amount:	0.00		
Rounding Adjustment Amount:	0.00		
Escrow Payment:	\$323.95		

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**CERTIFICATE OF SERVICE**

On July 7, 2020 I served the foregoing documents described as NOTICE OF MORTGAGE PAYMENT CHANGE the following individuals by electronic means through the Court's ECF program:

DEBTOR'S COUNSEL  
Kathleen D Mezher  
kathleen@mezherlaw.com

TRUSTEE  
Margaret A Burks  
Cincinnati@cinn13.org

U.S. TRUSTEE  
Asst US Trustee (Cin)  
ustpreion09.ci.ecf@usdoj.gov

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Marlen Gomez  
Marlen Gomez

On July 7, 2020, I served the foregoing documents described as NOTICE OF MORTGAGE PAYMENT CHANGE on the following individuals by depositing true copies thereof in the United States mail at Santa Ana, California enclosed in a sealed envelope, with postage paid, addressed as follows:

DEBTOR  
Reginald E. Boggs  
7326 Parkdale Ave.  
Cincinnati, OH 45237-3121

JOINT DEBTOR  
Alycia W. Boggs  
7326 Parkdale Ave.  
Cincinnati, OH 45237-3121

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/Marlen Gomez  
Marlen Gomez